

Area Map indicating property to be rezoned will be prepared by the Department of Zoning Administration

City and County of Denver  
DEPARTMENT OF ZONING ADMINISTRATION  
APPLICATION FOR ZONE MAP AMENDMENT

Application Number  
4191

Date Submitted : Fee  
04/25/95 : \$600.00

1. Applicant

Senior Housing Options, Inc.

2. Address

1660 Wynkoop #850  
Denver, CO 80202

3. Phone No.

(303) 595-4464

4. Interest

- Owner(s)
- Agent
- Other

5. Owners of Property or Properties  
(If not the Applicant)

Missouri Province Educational Institute, a Missouri non-profit corporation, subsequently renamed: Jesuits of the Missouri Province, a Missouri not-for-profit corporation

6. Address

4511 W Pine Boulevard  
St. Louis, MO 63108-2191

7. Phone No.

(314) 361-7765

8. Location of Proposed Change

1901 Eudora St, Denver, CO 80220

9. Legal Description of Property: (If Legal Description is lengthy, please attach additional sheet.)

Lots:

Block:

Addition:

Lots 25 to 31, EXCEPT the rear or Westerly 10 feet, Block 1, Chamberlin and Winne's Colfax Heights, City and County of Denver, State of Colorado

10. Area or Subject Property, Sq. Ft. or Acres

21,057 square feet

0.48 acres

11. Present Zone

R-0

12. Proposed Zone

PUD #377

13. Describe briefly the nature and expected effect of the proposed amendment. Be sure to include an explanation of the legal basis for the proposal: either (a) the error in the map as approved by city council, or (b) the changed or changing conditions making the proposed amendment necessary.

The proposal is to change the use of the existing building from one of a religious nature to that which will accommodate occupancy by elderly residents on a rental basis in an assisted living environment and allow the operation of an adult day care program for a maximum 20 individuals.

Due to the decline in the religious order of nuns and priests, this group home is no longer needed for this purpose. The proposed useage is still that of a residential group home, just for a different population.

The property will be licensed as a Personal Care Boarding Home through the State of Colorado.

14. Use and development proposed for the property to be rezoned.

Existing structure to be licensed in the State of Colorado as a Personal Care Boarding Home for 36 residents and provide for an adult day care program for a maximum of 20 individuals. The existing structure will be renovated to meet all licensing and building code requirements for such use.

15. Exhibits Submitted, Number and Kind

PUD APPLICATION  
EXISTING CONDITIONS MAP  
DISTRICT PLAN

16. Applicant's Signature

*Jui Shelan*



TOTAL F.A.R. 0.61:1  
(Floor Area Ratio = gross floor  
area divided by site area) LAND  
TO BE DEDICATED FOR PUBLIC STREETS  
SHOULD NOT BE INCLUDED IN THE SITE AREA.

For residential uses:

Maximum number of dwelling-units- bedroom units	<u>36.0</u>
Density (ratio of dwelling-units bedroom units per acre)	<u>74.5</u>

b. LAND COVERAGE BY BUILDINGS AND IMPERVIOUS SURFACES:

Maximum building coverage:

6,820 sq.ft. 32.4 % of site area

Maximum area of drives and parking:

973 sq.ft. 4.6 % of site area

Approximate area of other impervious surfaces:

400 sq.ft. 1.9 % of site area

Total impervious surface:

8,193 sq.ft. 38.9 % of site area

c. LANDSCAPED AREAS AND/OR PERMEABLE AREAS:

Live or Organic landscaped lot coverage:

minimum 12,864 sq.ft. 61.1 % of site area

Non-live lot coverage (gravelled and other permeable surfaces)

approximate: 0 sq.ft. 0 % of site area

Total minimum area: 12,864 sq.ft. 61.1 % of site area



g. OFF-STREET PARKING:

This project shall contain 4\* off-street parking spaces at the ratios shown below.

Use (a): <u>Uses listed in Section 2a</u>	Ratio: <u>1:4,476</u>
Use (b): _____	Ratio: _____
Use (c): _____	Ratio: _____
Spaces per dwelling unit: _____	
Number of parking spaces for persons with disabilities: _____	<u>1</u>

Will this PUD conform to the requirements of Article V, Off-Street Parking ? Yes ( ), Yes, except as noted below (x) or No ( ).

If not, or if there are any exceptions, please provide the following information:

- (1) Parking space dimensions:
  - Universal spaces: 8.7 ft by 19 ft
  - Small car spaces: n/a
- (2) Driving aisle widths: n/a
  - Angle of stalls: 90°
- (3) Ratio of small car spaces to large car spaces: 0:4

h. OFF-STREET LOADING SPACES:

This PUD will contain 1 off-street loading spaces. These spaces will conform with all of the requirements of Article VI, Off-Street Loading. If not, please provide the following information:

Off-street loading space dimensions: 40 ft by 12 ft

- i. SURFACE DRAINAGE: The rules and regulations of the Wastewater Management Division will require certain design and construction considerations to control surface water runoff. Does the site contain a flood hazard area as identified by the Federal Emergency Management Agency ? Yes ( ) No (x)  
Does the site contain wetland areas ? Yes ( ) No (x)  
(For assistance, contact WMD at 964-0500.)

\*On-street parking is available for visitors. Starting process of requesting two 2-hour zones, one on Eudora and one on 19th Street.

j. Interior streets, drives, parking areas and pedestrian walkways within the PUD district, if any, are shown on the District Plan.

k. EASEMENTS: Existing and/or proposed utility and/or access easements are shown on the District Plan or are located as follows: None

1. LANDSCAPING AND BUFFERING: Areas to be landscaped are shown on the District Plan. However, a more detailed landscaping plan may be required by the Planning Office. (A detailed landscape plan is required as a part of the site plan review phase after the rezone is approved.)

(1) Minimum number of trees to be planted: 0

(2) Minimum size of trees at time of planting: n/a

(3) Minimum % of evergreen or coniferous trees: n/a %

(4) Minimum number of shrubs to be planted: 0

(5) Minimum size of container for planted shrubs: n/a

Existing mature landscaping of 68 bushes and 9 trees of which 2 bushes and one tree will be lost to accommodate off-street loading area. Will the proposed PUD comply with the parking lot landscaping requirements of Sec. 59-585(10) ? Yes (x) No ( ).

All foliage shall be maintained in a healthy, growing and safe condition. Where street trees are proposed or required on the public-right-of-way, such trees shall be installed in accordance with the requirements of the City Forester. (964-2580)

Number of street trees proposed: 0

If street tree plantings are required within the right-of-way of a state highway contact the Colorado Department of Transportation for approval (757-9930).

Address

Fences and/or Walls:

The maximum height of fences and/or walls that may be built in the PUD district, except for front setback spaces: 6 ft.

The maximum height of fences and/or walls that may be built within the PUD district front setback spaces: 4 ft.

Such fences and/or walls shall be either solid and view-obscuring, or open and view-permitting as required by the District Plan and shall be shown (include the size and types of materials permitted) on the District Plan. Fences and/or walls shall be subject to Sec. 59-38(11) "Overheight Fences And Walls".

Earthen berms or mounds used for screening shall be landscaped and, if utilized, shall be shown on the District Plan. Maximum height: n/a ft. Minimum height: n/a ft.

m. BOAT, CAMPER, TRAILER AND RECREATION VEHICLE STORAGE:

Permitted ( ) Not Permitted (x)

If permitted, screening fences will ( ) will not ( ) be provided. Such fences shall be not less than \_\_\_ft. nor exceed \_\_\_ft. in height. Maximum length of trailer and/or recreational vehicles permitted: \_\_\_ft. All such storage facilities shall be shown on the District Plan.

n. DEDICATIONS AND IMPROVEMENTS:

The owner understands that City ordinances and agency rules and regulations may require the dedication of additional right-of-way and the construction of certain public improvements. If this proposal involves the vacation of certain public rights-of-way for incorporation into the project area, such vacation must be approved prior to or at the public hearing on this proposal.

o. EXTERNAL EFFECTS: (vibration, heat, glare, radiation, and fumes)

These effects will be regulated by Sec. 59- 118(2)-(4) ( R-0 zone district). Reflective glass will ( ) will not (x) be used.

- p. The existing grade of the site will ( ), will not (x) be altered.
- q. Utilities (public and private) serving the property are located (where?) as shown on the District Plan

For information contact the following:

Denver Water Department	628-6100
U.S. West	896-5325
Public Service Company	571-3527
Wastewater Management	964-0500

- r. SIGN CONTROLS: The project will be regulated by the following:
- Sec. 59-537, Signs permitted in all districts
  - Sec. 59-538, Sign area measurement
  - Sec. 59-\_\_\_\_, regulations for the \_\_\_\_\_ district

If no specific regulations are referenced here, complete the following:

Maximum number of signs: \_\_\_\_\_ 1 wall sign  
Permitted sizes of signs: \_\_\_\_\_ 10 sq ft  
Maximum sign area allowed: \_\_\_\_\_ 10 sq ft  
Number of ground signs allowed: \_\_\_\_\_ 0  
Number of joint ID signs allowed: \_\_\_\_\_ 0  
Maximum size of joint ID sign(s): \_\_\_\_\_ 0  
Temporary signs allowed: \_\_\_\_\_ 0

Number of canopies and awnings: 0 Backlit? Yes ( ) No ( )

All ground, monument, and joint ID sign locations and setbacks must be shown on the District Plan.

- s. OUTDOOR STORAGE OF PRODUCTS, MATERIALS, OR SOLID WASTE:

Permitted (x)\* Not Permitted ( )

Screened (x) Not Screened ( )

Height of solid fence or screening wall: 4 ft.

\*Limited to the outdoor storage of solid waste only.

- t. CURRENT TRAFFIC VOLUMES:

The current traffic volumes on streets in or adjacent to the project must be shown on the Existing Conditions Map. These volumes are available for major streets from the Transportation Engineering Division, or the Planning Office or may be estimated by the applicant based on a professional traffic study. Streets for which no estimate is available should be noted.

Site generated traffic should be estimated and noted by the applicant based on proposed project type, size, and other relevant factors. Ratios for estimating traffic are available in Institute of Transportation Engineers reference books at the library.

t. CURRENT TRAFFIC VOLUMES:

Current traffic volumes on adjacent streets is shown on the Existing Conditions Map.

Site generated traffic is estimated as follows:

10	staff trips
10	visitor trips
<u>40</u>	adult day care trips
<u>60</u>	total daily trips

For projects with total daily site generated traffic of more than 200 vehicle trips, or for projects in areas with special problems, more detailed analysis may be required, and the applicant should contact the Transportation Engineering Division at 640-3958 for further guidance.

Public Transportation: The nearest bus stop is located:  
(Where?) Montview and Eudora

u. FUTURE SCHOOL SITES: (Applicable to large residential PUD'S; contact Denver Public Schools for more information.)  
Will be dedicated. ( ) Will not be dedicated. (X)

v. HOME OCCUPATIONS: (Residential PUD'S only)  
Permitted ( ) Not Permitted (X)  
Shall conform to Sec. 59-\_\_\_\_\_ of the \_\_\_\_\_ district.

w. TEMPORARY USES: Uses by temporary permit will be regulated by Sec. 59- 117(2) ( R-0 zone).

x. ACCESSORY USES: Will be permitted and regulated by Sec. 59- 117(3) ( R-0 zone)

y. INTERIM USES: Prior to the development of this project, the property may be used on an interim basis for the following uses within existing buildings: residential occupancy by caretakers

z. PHASING: Developed in phases ? Yes ( ) No (X)  
If yes, specify the phasing and the improvements to be constructed in each phase: \_\_\_\_\_

Anticipated starting date upon receipt Completion date 90-120 days  
of PUD approval following star

A SEPARATE SITE PLAN REVIEW IS REQUIRED FOR ALL PUD'S PRIOR TO OBTAINING ZONING OR BUILDING PERMITS FOR CONSTRUCTION. CONTACT THE ZONING ADMINISTRATION FOR MORE DETAILS. THIS PROCESS, IF REQUIRED, MAY BE STARTED AFTER THE PLANNING BOARD HEARINGS ARE COMPLETED.

3. On an attached page a written statement is given generally describing:
- a. The proposed PUD and the market it is intended to serve.
  - b. Its relationship to the Comprehensive Plan: where the applicant's objectives are not in substantial conformance with the changing conditions that justify approval of the proposed PUD District. (For help with this contact the Denver Planning Office.)
  - c. How the proposed PUD District is to relate to the character of the surrounding neighborhood.
4. The "Existing Conditions Map" is attached following the written statement described above.
5. The "District Plan" is attached following the "Existing Conditions Map".  
This plan includes the following listed and attached drawings or renderings:
- |   |   |
|---|---|
| <u>A</u> Architectural concepts                 | <u>A</u> Building elevations            |
| <u>    </u> Facade treatments                   | <u>    </u> Exterior building materials |
| <u>B</u> Other important features (Please list) | <u>    </u>                             |
| <u>A</u> -available on request                  | <u>B</u> -see photos attached           |

6. **ACKNOWLEDGEMENT:**

- a. The applicant for this PUD is the owner or owners of all of the property contained within the proposed PUD District or is the agent for the owner or owners of all the property contained within the proposed PUD District. (Agents must supply proof of agency from the owner or owners of the property at time of application.)
- b. The applicant understands that vested property rights shall be created ninety (90) days after the approval of this district plan by the Denver City Council. These vested property rights shall remain vested for a period of three (3) years in accordance with Sec. 59-29.

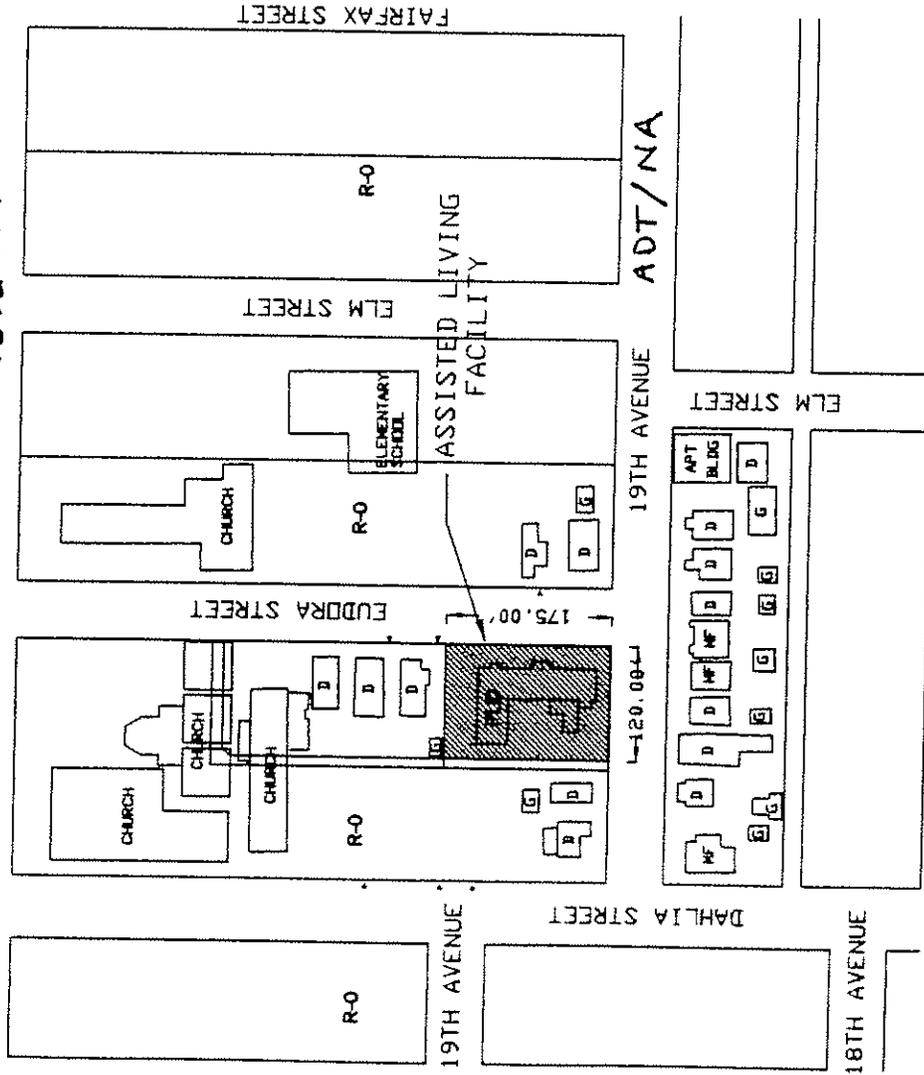
Senior Housing Options, Inc.  
Print or type applicant's name

Teri Whelan  
Applicant's signature

Teri Whelan, Executive Director

- 3a. The proposed PUD is intended to house and serve the needs of 36 elderly residents in an assisted living environment. Monthly rent payments from the residents affords them a private bedroom, three meals per day, assistance with activities of daily living, medication monitoring and 24-hour protective oversight. An adult day care program is anticipated to be developed in conjunction with already available services to be offered to a maximum of 20 individuals not living at the facility. Anticipated hours are 8:00AM to 5:00PM Monday-Friday and would include activities and one meal.
- 3b. The proposed PUD is in conformance with the City's Comprehensive Plan in that Policy NE-P30 encourages the use of PUD zoning for the adaptive reuse of existing historical structures. Also, HOP-17 states that "special needs of the elderly and disabled should be met with particular attention given in providing housing that is accessible and in locations that are close to services, mass transit and public facilities." This facility is being renovated specifically to meet the special needs of these populations.
- 3c. As the building is existing and there are no current plans to alter the exterior except to provide accessibility ramps, the building is already in keeping with the character of the surrounding neighborhood. It is our belief that the majority of the property's residents will come to the facility from homes in the Greater Park Hill area or due to immediate family members living in this area. We believe this project will enhance the opportunity for elderly individuals to maintain their residency in the neighborhood.

MONTVIEW BLVD 9832 ADT

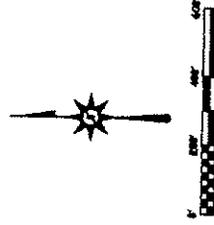


MAXIMUM GROSS FLOOR AREA 12903 SF  
 MAXIMUM NUMBER OF BEDROOM UNITS = 36  
 LAND COVERAGE (SQ. FT.)  
 BUILDINGS: 6820 SF  
 DRIVES AND PARKING: 973 SF  
 PARKING

NUMBER OF SPACES: 4  
 RATIOS (SPACES/FLOOR AREA): 1,4476  
 LANDSCAPING  
 AREA OF LIVE LANDSCAPING: 12,864SF  
 BUILDING SETBACKS:  
 NORTH = 34.8 FT  
 SOUTH = 14.0 FT  
 EAST = 16.9 FT  
 WEST = 15.8 FT

MAXIMUM BUILDING HEIGHT 2 STORIES =  
 28.98FT (HEIGHT OF PEAK)  
 CHIMNEY IS 4' ABOVE PEAK OF ROOF  
 MAXIMUM FENCE HEIGHT 6 FT.  
 NOTE FOR COMPLETE PUD REQUIREMENTS  
 REFER TO APP. #4191

PROJECT AREA = 21057 SF  
 D = SINGLE FAMILY DWELLING  
 M.F. = MULTI FAMILY DWELLING  
 G = GARAGE  
 ▲ = EXISTING CURB CUTS  
 ■ = PROPOSED P.U.D.



**EXISTING CONDITIONS**

APPLICATION NO. 4191  
 SENIOR HOUSING  
 1901 EUDDORA STREET  
 DENVER, COLORADO  
 JOB No. SH509

MAY 15, 1995

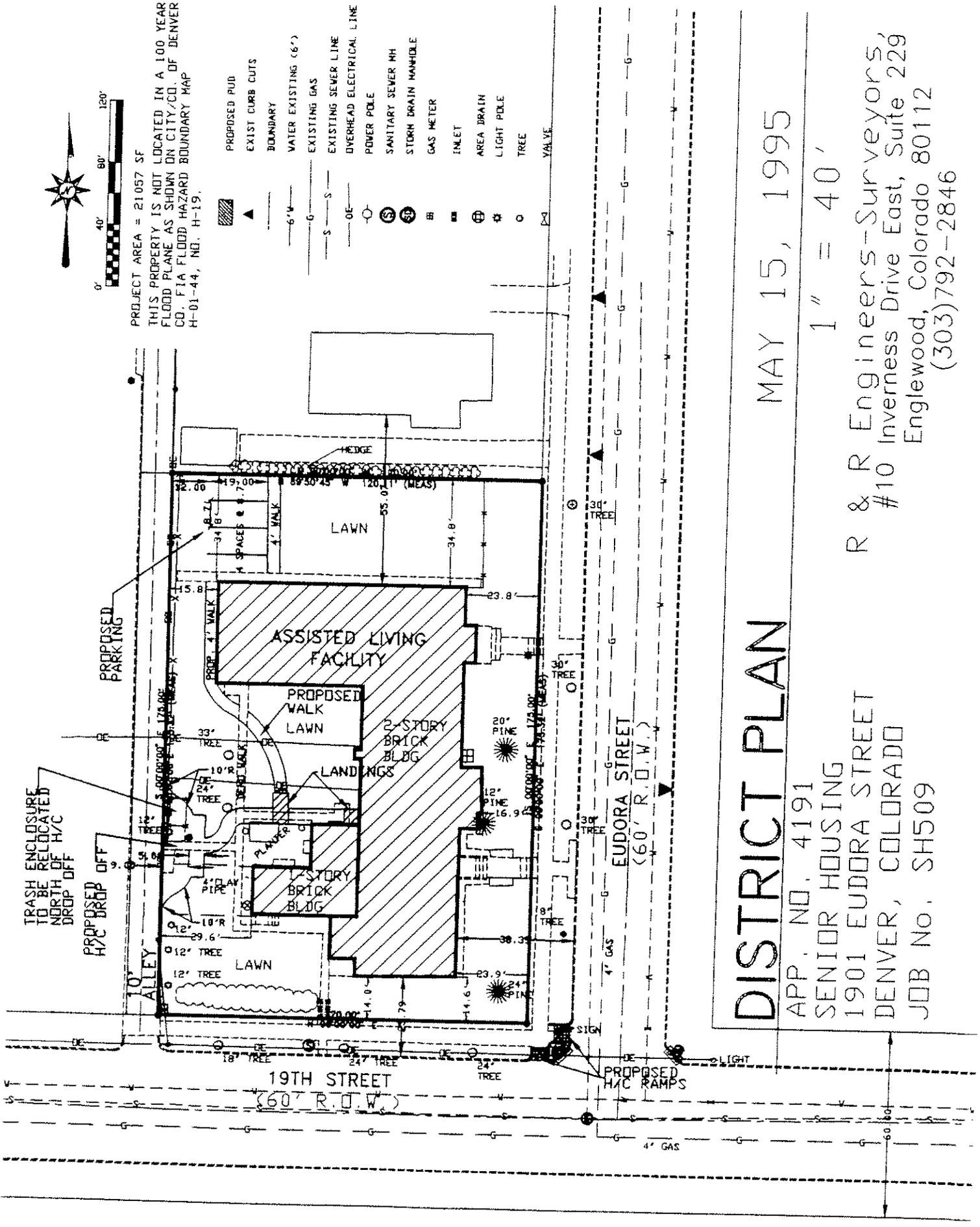
1' = 200'

R & R Engineers-Surveyors, Inc.  
 #10 Inverness Drive East, Suite 229  
 Englewood, Colorado 80112  
 (303)792-2846



PROJECT AREA = 21057 SF  
 THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD PLANE AS SHOWN ON CITY/CO. OF DENVER CO. FIA FLOOD HAZARD BOUNDARY MAP H-01-44, NO. H-19.

- PROPOSED PUD
- EXIST CURB CUTS
- BOUNDARY
- WATER EXISTING (6")
- EXISTING GAS
- EXISTING SEWER LINE
- OVERHEAD ELECTRICAL LINE
- POWER POLE
- SANITARY SEWER MH
- STORM DRAIN MANHOLE
- GAS METER
- INLET
- AREA DRAIN
- LIGHT POLE
- TREE
- VALVE



# DISTRICT PLAN

MAY 15, 1995

1" = 40'

APP. NO. 4191  
 SENIOR HOUSING  
 1901 EUDORA STREET  
 DENVER, COLORADO  
 JOB No. SH509

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